

Recording Requested By
CHICAGO TITLE COMPANY

When recorded mail to:

Mark S. Brown, Surveyor
PUBLIC WORKS DEPARTMENT
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

COPY of Document Recd. 13d
on 3-5-97 as No. 74572
has not been compared with
original.
FRANK K. JOHNSON
County Recorder
RIVERSIDE COUNTY, CALIFORNIA

FOR RECORDER'S OFFICE USE ONLY

Project: VC-001-934

A.P.N. 263-030-42

TRA: 009-077

CO -

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): DONNELL L. REID, a married man as his sole and separate property, as to an undivided $\frac{1}{2}$ interest, and John B. McCALLAN, JR., a married man as his sole and separate property, as to a undivided $\frac{1}{2}$ interest.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and

Section 18.39 of the Riverside Municipal Code, the real property located in the City of

Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto

and incorporated herein by this reference, complies with the applicable divisions of the

California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby

issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By J. Craig Aaron 2-25-97
J. CRAIG AARON DATE
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On February 25, 1997, before me Janis Lowry
(date) (name)

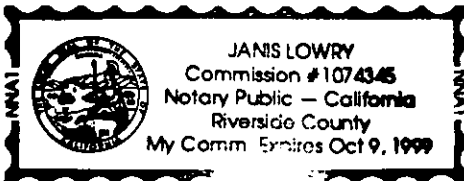
a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry



REF: Raceway Ford, Inc.
Attn; Don L. Reid
5900 Sycamore Canyon Blvd.
Riverside, California 92507

raceway2.coc

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

(X) Other
Principal Planner

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

City of Riverside

EXHIBIT 'A'

Parcel 1 of Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps, Pages 11 and 12 thereof, Records of Riverside County, California, and that portion of Section 4, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Parcel 1 of the Certificate of Compliance recorded December 8, 1994 as Instrument No. 458854 of Official Records of said Riverside County;

TOGETHER with that portion of Box Springs Blvd. (vacated) described as follows;

BEGINNING the most westerly corner of Parcel 1 Parcel Map 20166, as shown by map on file in Book 131 of Parcel Maps, Pages 11 and 12 thereof, Records of Riverside County, California;

THENCE South $12^{\circ}16'34''$ East, (recorded as South $12^{\circ}50'31''$ East), along said westerly line of said Parcel 1, a distance of 126.15 feet to a point of cusp of a curve concave southwesterly and having a radius of 852.00 feet; the radial line to said cusp of said curve bears North $73^{\circ}47'50''$ East; said point being the most northerly corner of that certain parcel of land described in deed to the City of Riverside, by document recorded April 15, 1994, as Instrument No. 238692 of Official Records of said Riverside County;

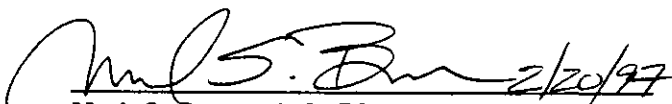
THENCE northwesterly along said curve and northerly line an arc length of 50.55 feet, through a central angle of $03^{\circ}23'57''$ to west line of that certain parcel of land conveyed to the County of Riverside December 4, 1893 in Book 8, Page 172 of Deeds, Records of Riverside County, California;

THENCE continuing along said curve an arc length of 127.58 feet, through a central angle of $08^{\circ}34'47''$ to a point in the westerly prolongation of the northerly line of said Parcel 1;

THENCE North $77^{\circ}43'26''$ East, along the westerly line of said Parcel 1 a distance of 18.22 feet to said POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



 2/20/97 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/95

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

BSPAR5.COC

COC-326

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=150'

DRAWN BY: CURT

DATE: 2/7/96

SUBJECT: BOX SPRINGS REALIGNMENT

CDC-326